



# Santa Monica Mountains North Area Plan & Community Standards District Update

September 19, 2019  
Community Open House



# Background

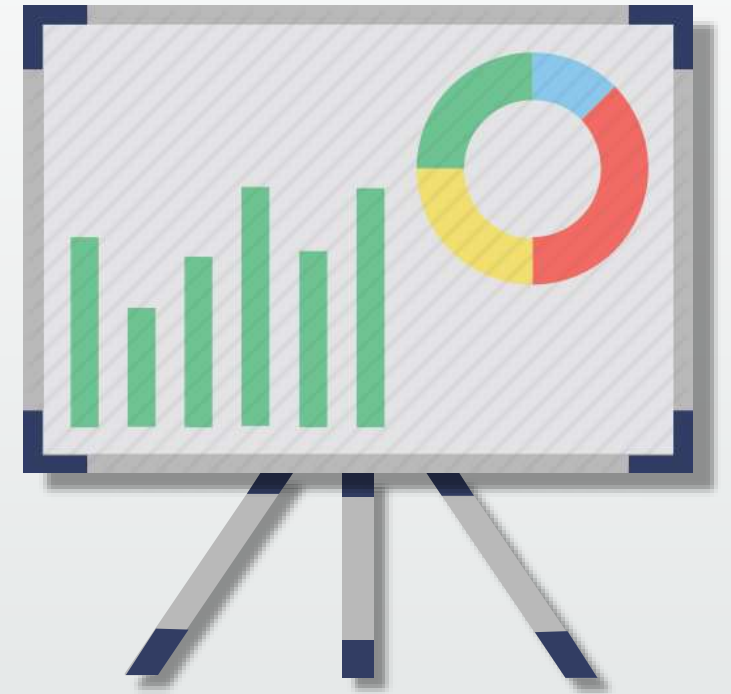
- The Department of Regional Planning is proposing a comprehensive update to the Santa Monica Mountains North Area Plan (**SMMNAP**) and Santa Monica Mountains North Area Community Standards District (**SMMNA CSD**) to achieve multiple goals:
  - **To ensure** that land use regulations and environmental protections are applied consistently with the recently passed Santa Monica Mountains Local Coastal Program (SMMLCP);
  - **To address** important community concerns that have developed over time;
  - **To strengthen** existing policies to ensure the continued protection of environmental resources and the region's rural and semi-rural lifestyle.
- **Tonight's community open house meeting will serve to:**
  - **Inform the community and stakeholders about the North Area Plan and Community Standards District updates.**
  - **Receive public feedback on the final drafts.**



# Meeting format - Open House Setting

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- County Presentation – 10 minutes
- Open House - until 7:30pm
  - Six Stations will include:
    - **General Updates**
    - **Biological Resources**
    - **Trees**
    - **Equestrian Facilities**
    - **Event Facilities**
    - **Transfer of Development Credits (TDC) Program**





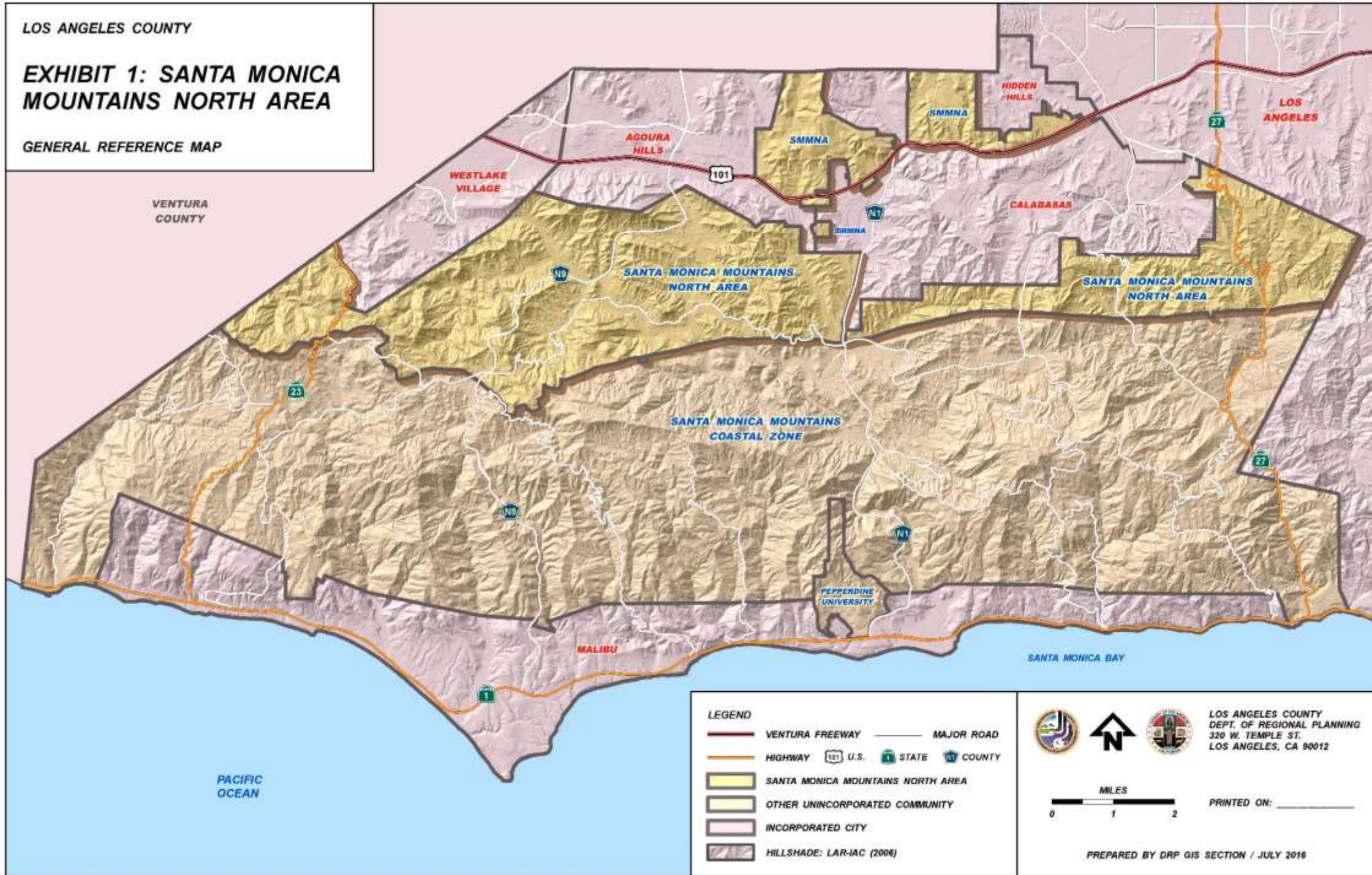
# Tonight's Meeting Goals

- Receive comments on the Plan and CSD.
- Answer individual questions.
- Clarify any areas in the Plan or CSD that seem unclear.
- Take suggestions for improvement.



# EXHIBIT 1: SANTA MONICA MOUNTAINS NORTH AREA

GENERAL REFERENCE MAP

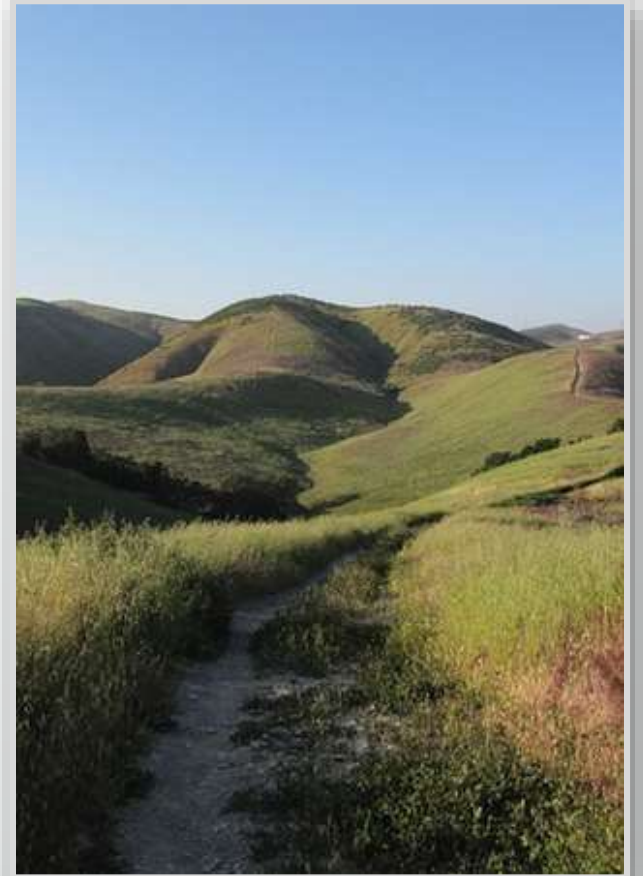




# Goals/Objectives of SMM North Area Update

Guiding principle *"Let the land dictate the type and intensity of use"*

- Protect sensitive wildlife/wildlife corridors
- Protect biodiversity and riparian ecosystems throughout the SMM
- Support open space conservation
- Increase tree protection
- Map sensitive habitats
- Retain rural/ agricultural character within neighborhoods
- Preserve the natural beauty of the SMM for all who use them
- Provide for recreational opportunities and experiences



# Biological Habitat Categories

- Include a tiered system with four sensitivity categories (S1, S2, S3, and S4)
  - Each category defines habitat sensitivity and provides recommendations on the allowable uses within each category
- Direct development to the most appropriate areas while preserving and protecting the most sensitive resources
- Provide landowners a planning tool to understand the requirements for development in the North Area



# Biological Habitat Categories

- **S1 Habitat: Habitat of Limited Distribution, Rarity, or Important Habitat Function**
  - Restrict to the most unique or rare habitat or habitat that provides important functions (i.e., riparian and oak woodlands, rock outcrops, seeps and springs) for sensitive plants and wildlife
  - ***Development Restrictions:*** Most restrictive development standards; *little to no development should occur in S1 habitat*
- **S2 Habitat: Native Scrub and Chaparral Communities**
  - Include any native scrub or chaparral community and non-native annual grasslands
  - ***Development Restrictions:*** May be subject to development after consideration of site-specific conditions; development should avoid sensitive resources if detected



*Lyon's Pentachaeta*



# Biological Habitat Categories

- **S3 Habitat: Disturbed, Exotic, and Cleared Communities**

- Include areas supporting ruderal or disturbed plant communities, non-native vegetation, legally-cleared areas, and fuel-modification zones
- ***Development Restrictions:*** May be subject to development after consideration of site-specific conditions

- **S4 Habitat: Developed Land and Agricultural Communities**

- Include areas supporting legally-authorized residential, commercial, or agricultural development; include low-density rural residences
- ***Development Restrictions:*** Focus of development, where possible, and after consideration of site-specific conditions



# Biological Habitat Requirements

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- **Biological inventory**

- Lower level of review that is required with ministerial review within S2 and S3
- May be upgraded to biological assessment



**Consult with County Biologist**

- **Biological Assessment**

- Higher level of review required for all projects in S1, discretionary projects within S2-S3, or projects that the Director has determined to require further review of biological resources
- Requires a more comprehensive report of biological resources, including biota report



**Map on-site habitat**



**SEATAC Review**

# Trees

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- Currently Protected Trees: Oak Trees
- Proposed Protected Trees: Native, Heritage & Historic Trees
  - **Native Trees**
    - Protect tree species native to the North Area
  - **Heritage Trees**
    - Native trees with a trunk diameter greater than 36 inches
  - **Historic Trees**
    - Protected due to historic or cultural value
- There are different levels of permits for various impacts to trees that you can learn more about at the Trees station.









# Scenic Resource Areas

Scenic Elements

Scenic Routes

Significant Ridgelines

-  Scenic Element
-  State-Designated County Scenic Highway
-  Proposed Scenic Route
-  Significant Ridgelines (Adopted)



# Equestrian Uses

- Equestrian facilities that include horse boarding will be classified as either Large or Small Horse Boarding uses.
- Minimum lot size of one acre.
- Small horse boarding permitted by-right (up to 20 horses) in A-1, A-2, and R-R zones.
- Large horse boarding permitted by-right as primary use and can include commercial training, riding, or courses in horsemanship in A-2 and R-R zones, and with CUP in A-1.
- Equestrian facilities must meet Best Management Practices (BMPs) for runoff diversion and waste management.



# Event Facilities

- Dance Pavilions and Event Venues must obtain a CUP within three years to continue operations.
- No amplified noise after 8:00 p.m.
- Must not exceed new Lgo ambient noise level of 40 dBA.
- Maximum occupancy of 200 person, including staff, or as directed by CUP.
- An Event Facility shall be located no closer than 2,000 feet to another event facility.
- Parking and transportation plans must be provided for permit, describe strategies to minimize local impacts to residents, habitats, and ensure emergency access.





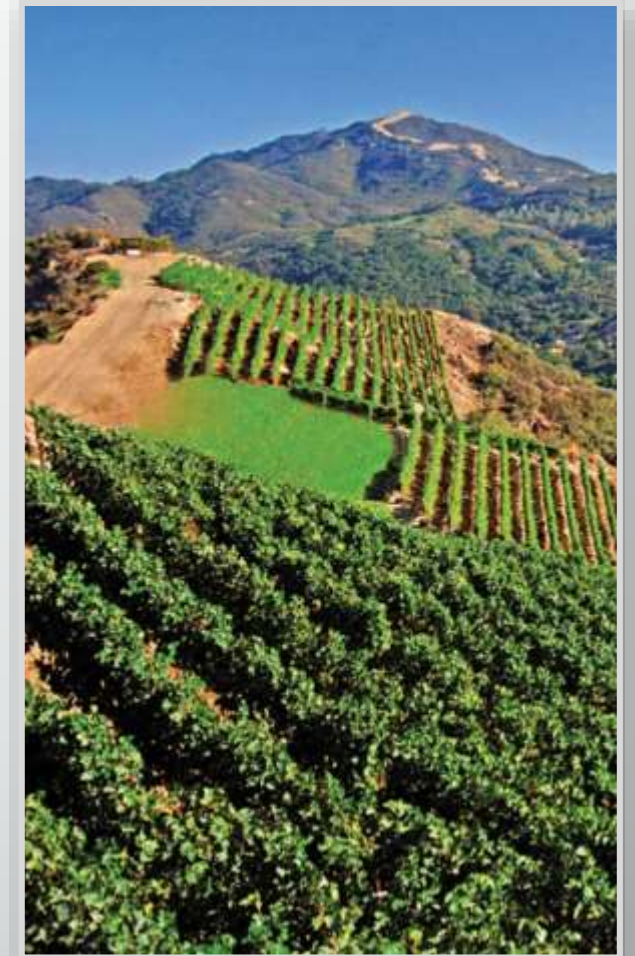
# Transfer of Development Credits (TDC)

- Ensures no increase in the number of buildable lots.
  - Minimize impact on infrastructure and the environment
- For each new lot created or legalized, an existing qualifying lot(s) must be retired.
- To generate a development credit, development potential must be permanently and irrevocable extinguished on all qualifying lots or parcels for each credit.
- The applicant may purchase qualifying lots or parcels outright, or acquire the right to extinguish the development potential.



# Vineyards

- Vineyard standards were adopted and became effective on January 7, 2016.
- All existing vineyards must obtain a permit by January 7, 2021.
- For existing vineyards legally established prior to 2016 and do not meet the current Best Management Practices, the compliance process includes a site plan review.
  - This is a ministerial action and does not require a conditional use permit or public hearing.
- All new and expanding vineyards require a CUP.



# Getting involved

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Los Angeles County Regional Planning wants to hear from you!

Get in contact with LA County Regional Planning to submit feedback:

Email: [SMMNorthArea@planning.lacounty.gov](mailto:SMMNorthArea@planning.lacounty.gov)

Facebook: <https://www.facebook.com/LACDRP/>

Twitter: <https://twitter.com/LACDRP>

Web: <http://planning.lacounty.gov/smmnap>

Phone: (213) 974-6422